

TO: CITY MANAGER

1997 MAY 14

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: ADDITIONAL PARKING LOT
ALBERT STREET AND ROSSER AVENUE
HASTINGS STREET AREA PLAN**

PURPOSE: To inform Council of the feasibility of adding an additional public surface parking lot to the Hastings Street Area Plan.

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the Heights Merchants Association.
2. **THAT** a copy of this report, the 1997 May 05 report and a letter inviting input on a proposal to designate an additional parking lot at the southeast corner of Albert Street and Rosser Avenue be sent to the owners and tenants of the properties indicated on **attached** Sketch # 3.

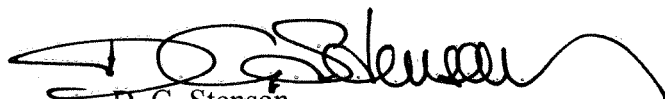
R E P O R T

At the 1997 May 05 meeting, Council received a report responding to a letter from the Heights Merchants Association requesting that the City examine the possibility of developing public parking at the intersection of Albert Street and Rosser Avenue (see **attached** Sketch #1) similar to other intersections in the Hastings Street Area Plan. At that time the option of designating two sites, at the southeast and southwest corners of this intersection, was referred back to staff for an examination of adding only one parking lot at this time.

Of the two possible parking lot sites, the southeast one at 304 Rosser Avenue and 4410 Albert Street appears the most feasible. Most notably, given that these properties are occupied by older dwellings, they are likely a shorter range acquisition. In contrast, the southwest site includes a large new dwelling constructed in 1992. Then, in addition, the southeast corner is more advantageous concerning surrounding land uses. The 4400 blocks of Albert and Pender Streets have no public parking lots designated for them while the 4300 blocks have three lots: one at the northwest corner of Pender Street and Rosser Avenue and two on the south sides of Albert Street and Madison Avenue (see **attached** Sketch #2). Furthermore, the north side of the 4400 block of Hastings Street has a large variety of shops and offices, many on two levels, generating high customer traffic, while the north side of the 4300 block Hastings Street is marked by a large vacant site previously occupied by a gas station which, when redeveloped, would be required to provide commercial parking in keeping with current bylaw requirements.

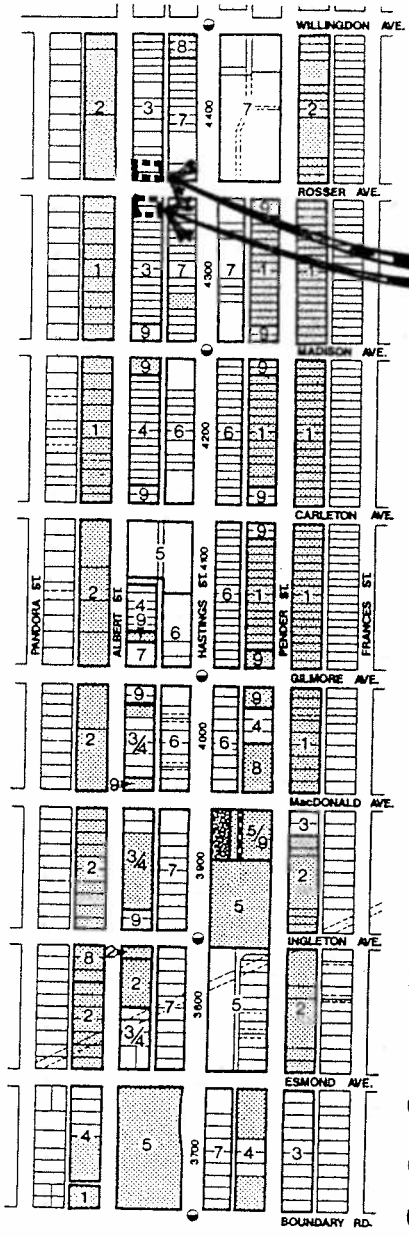
Thus, given the contrasting magnitude and age of existing development on the two possible parking lot sites as well as their particular siting circumstances, and the growing overall demand for parking in this Hastings Street area, it is recommended that the development of a public parking lot at the southeast corner of Albert Street and Rosser Avenue be pursued. This would be with the understanding that these lots may take some time to acquire from willing vendors.

Since the designation of the southeast corner of Albert Street and Rosser Avenue for a future public parking lot requires an amendment, albeit relatively minor, to the Hastings Street Plan, it is appropriate to seek the opinion of the property owners and tenants in the vicinity immediately affected. It is therefore proposed that a letter be sent with a copy of this report and the previous one to properties in the vicinity of the proposed site as indicated in **attached** Sketch #3 as well as to the Heights Merchants Association, with response requested by 1997 June 30, on the designation of 304 Rosser Avenue and 4410 Albert Street for redevelopment with a public surface parking lot. After this, a further report would be submitted to Council with discussion of the comments received and finalized recommendations regarding the proposed further parking lot within the Hastings Street Area Plan.


D. G. Stenson
Director Planning and Building

FA:gk
Attach.

cc. Director Engineering
Director Finance
Director Recreation and Cultural Services
City Solicitor



SUBJECT SITES

**Hastings Street Area Plan
(Adopted)**

- Legend:**
- 1 - Single and Two Family Dwellings (Retained)
 - 2 - Low Rise Multi Family Residential
 - 3 - Single, Two Family Or 2 1/2 Storey Townhousing
 - 4 - 3 1/2 Storey Townhousing
 - 5 - Comprehensive Development (CD)
 - 6 - Core Commercial (4 Storey Mixed Use)
 - 7 - Non-Core Commercial (4 Storey Mixed Use)
 - 8 - Institutional
 - 9 - Parking
 - Park
 - Existing
 - Existing Traffic Signal

Updated to 1996 May



← North

Community Plan Three

Date:
APRIL 1997

Scale:
N.T.S.

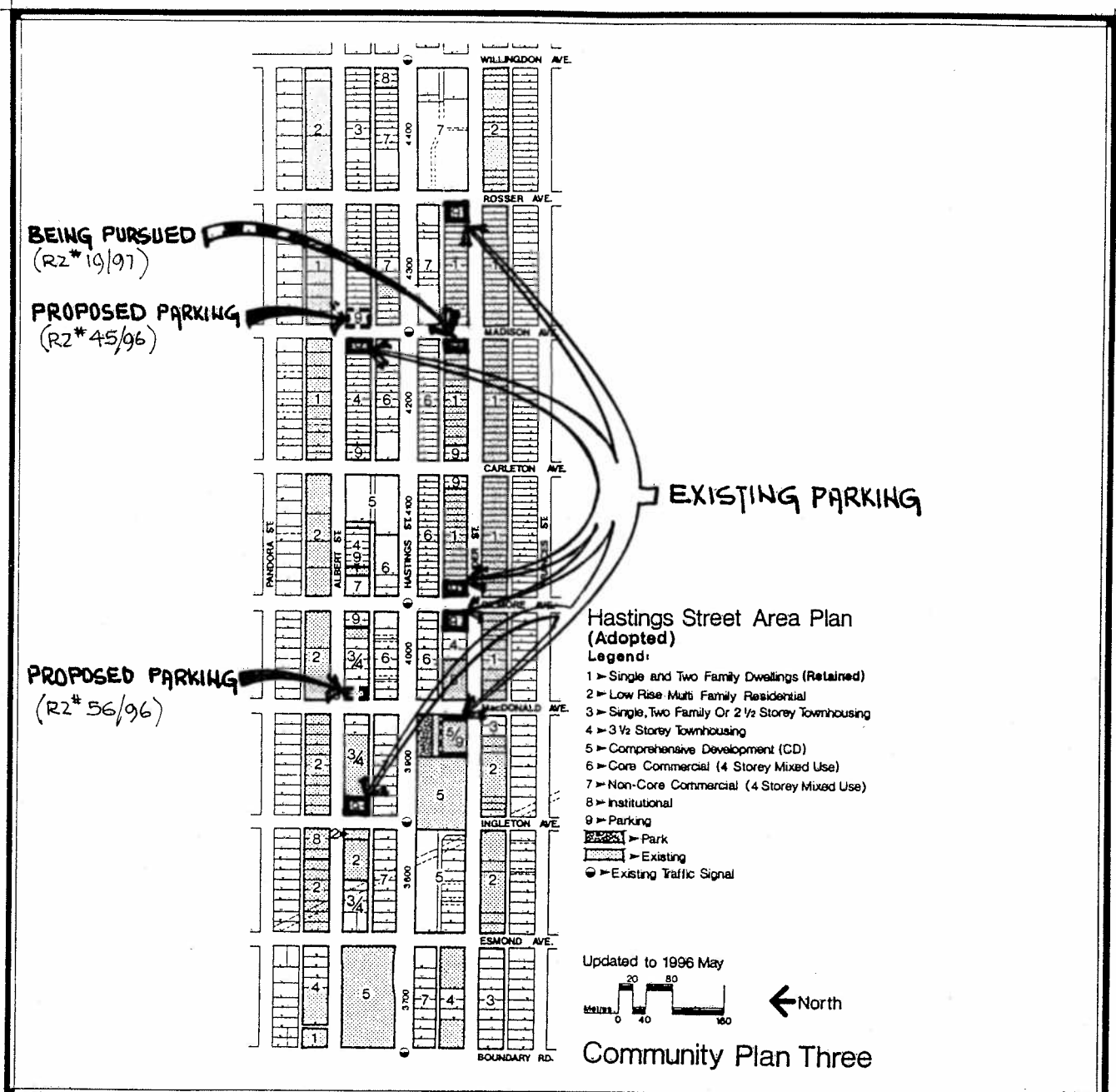
Drawn By:
J.P.C.



*POSSIBLE SITES ENCOMPASSING:
304 and 313 ROSSER AVE
4370 and 4410 ALBERT ST.*

**POTENTIAL ADDITIONAL
PUBLIC PARKING LOTS.**


SKETCH #1.



Date:
APRIL 1997

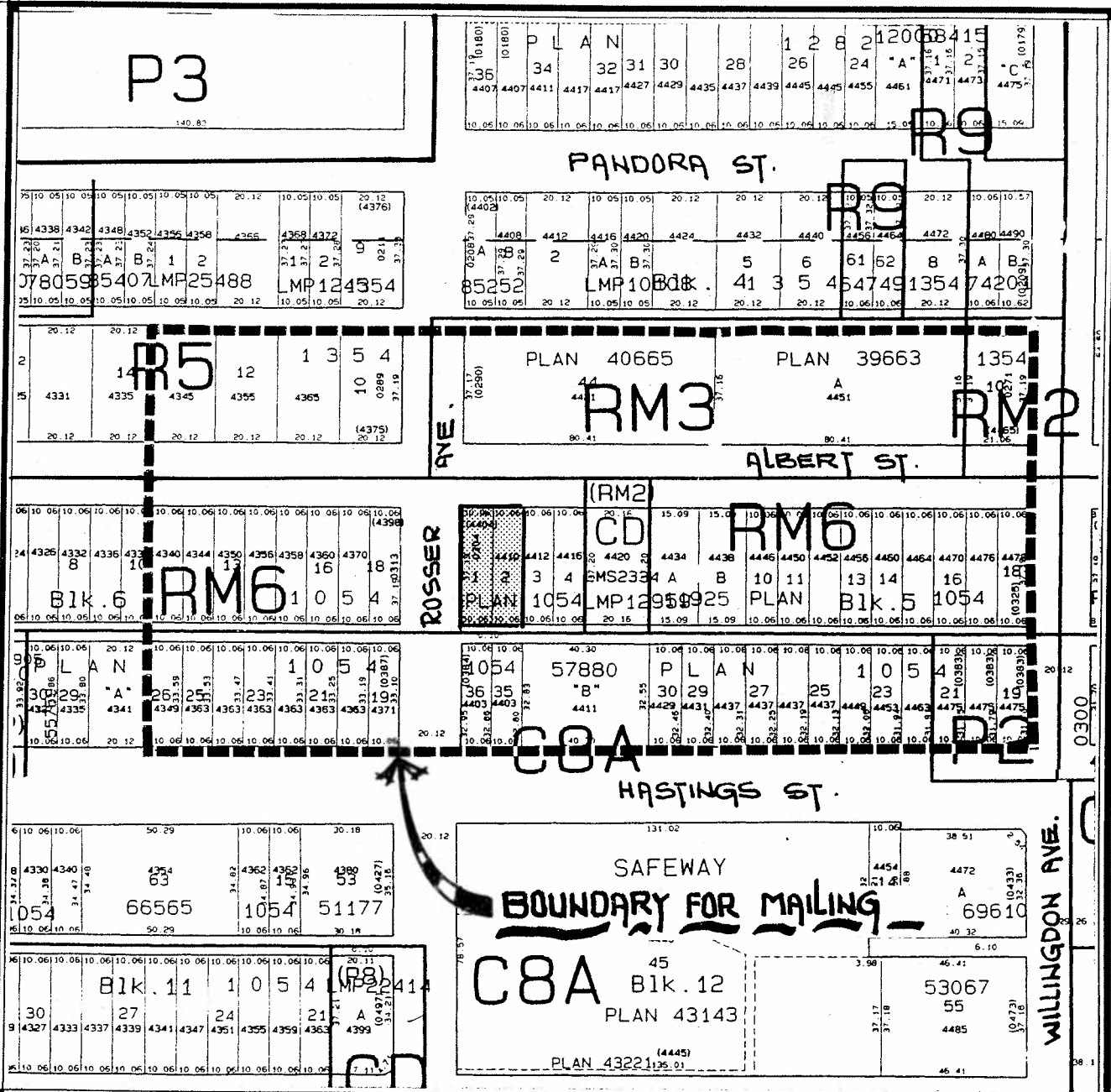
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Drawn By:
J.P.C.


 City of
Burnaby
 Planning & Building Dept.

PUBLIC PARKING DEVELOPMENT TO DATE

SKETCH # 2



Date:
APRIL 1997

Scale:
1:2000

Drawn By:
J.P.C.



PROPERTIES FOR MAILING
RE: POTENTIAL ADDITIONAL PUBLIC PARKING LOT

SKETCH #3.

